# Establishing and Implementing a Community Development Strategy Town of Adams



#### Town of Adams Overview

- Tremendous losses in manufacturing base
- No participation in the Berkshire cultural tourism economy
- Declining population of 9,000 (1970 13,500)
- Over 58% low-moderate income
- Deteriorated building stock: 83% of housing stock in downtown predates 1920
- Town's economic development strategy dominated by Greylock Glen

#### Adams Downtown Development Plan

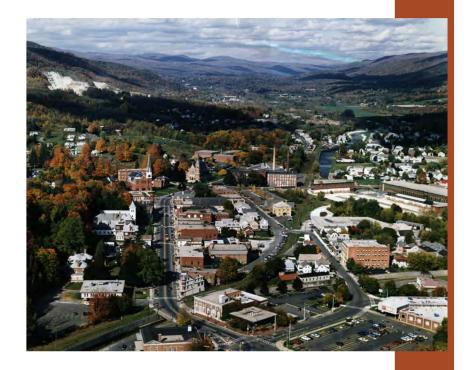
- Previous Visioning Efforts
- Building on strengths historic building stock, welldefined town center, and outdoor recreation
- Ashuwillticook Rail Trail
- Mount Greylock & Greylock Glen
- Broader Community Development Issues:
  - Upgrades needed to schools and parks
  - New market-rate housing needed for balanced community
  - Support small business development & growth

# Adams Downtown Development Plan

Plan's key strategies, include:

- •Eliminating blighting conditions;
- •Strengthening existing businesses and recruiting new, appropriate businesses to the Downtown;
- •Improving physical design of Downtown to promote and enhance tourist-based economic development opportunities.

#### DOWNTOWN DEVELOPMENT PLAN Town of Adams, MA



Chan Krieger & Associates

Planning and Architecture

Reed Hilderbrand

Landscape Architect

GLC Development Resources Economic Development

July 2003

# **Elimination of Slums & Blight**

- Building stock old and deteriorated over 83% of all structures in downtown built prior to 1920
- Findings of 2002 Slums & Blight Inventory:
  - 75% of commercial/mixed-use buildings in poor condition
  - 72% of residential structures in poor condition
  - 85% infrastructure in poor condition
- Building owners one of biggest impediments to downtown revitalization

# **Tools to Eliminate Slums & Blight**

- Key Individual Projects (Armory Court, Jones Block Redevelopment, Hinge Block Parking, etc.) - Funding Sources: CDBG; CDAG; PWED; and Private
- Adams Downtown Façade & Signage Improvement Program -Sources: CDBG; Private
- Adams Housing Rehabilitation Program Sources: CDBG; Get the Lead Out; Private
- Improved Code Enforcement (New rental housing inspection program, Full-time Code Enforcement Officer) Source: Town funds

# **Armory Court Improvement Project**

# Armory Court - Before





# **Armory Court Improvement Project**

#### **Armory Court - After**





# **Jones Block Redevelopment Project**





# Adams Downtown Façade & Signage Improvement Program

Before After





# Adams Downtown Façade & Signage Improvement Program

Before After





# Adams Downtown Façade & Signage Improvement Program

Before After





### Adams Housing Rehabilitation Program

- On-going Program
- Adams Housing Rehab Program (> 280 units over past 15 yrs)
- Targeted approach both neighborhood and project
- Combined w/Façade Improvement Program, other efforts for more comprehensive results

# Projects Enhancing Tourist-based Economic Development

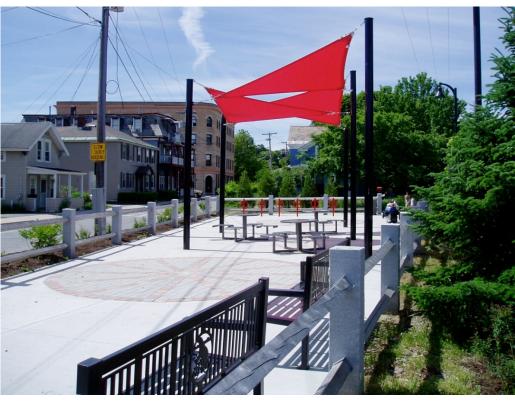
- Ashuwillticook Rail Trail
- Adams Visitors Center
- Armory Court "Pocket" Park
- Topia Arts Center
- Wayfinding & Banners Program
- Streetscape Improvements Summer Street & Park Street

# **Ashuwillticook Rail Trail Adams Visitors Center**

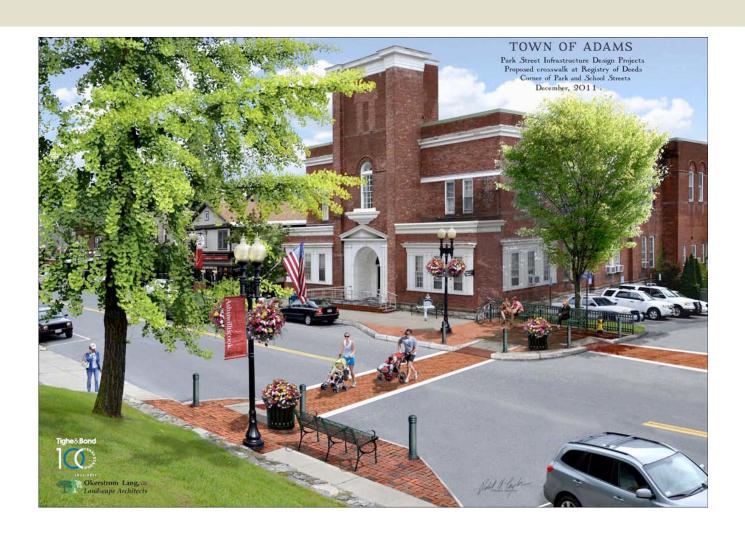


# **Armory Court Park**





# **Streetscape Improvements**



# **Other Community Projects**

- Renfrew Park (regional playing fields/park)
  - Funding Sources: Urban Self-Help (PARC), CDBG, & Town funds
- Restoration of Maple Street Cemetery (Urban Self-Help funding)
- Plunkett Hospital Housing (Town subsidy; private funds)
- Greylock Glen Infrastructure (MassWorks)
- Route 8/Friend Street Intersection
   Improvements (State/federal transportation funds)

# **Additional Tools & Funding Sources**

#### Local funds used for:

- Architectural studies
- Project master plans
- Engineering assessments, condition surveys
- Appraisals
- Brownfields funding used for:
  - Environmental Site Assessments
  - Hazardous Building Materials Surveys

#### Conclusion

- Limited Town funds able to leverage significant state/federal grant resources & private investment
- Targeted approach realizes big dividends
- Town's strategy kept current/reinforced by BOS Strategic Plan; CD Strategy (CDBG)
- Exploit in-house and RPA resources to enhance CD staff capacity
- Downtown approach useful in other areas of Town